

150.0

0005

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

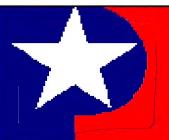
881,100 / 881,100

USE VALUE:

881,100 / 881,100

ASSESSED:

881,100 / 881,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
45		GRAND VIEW RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	SHRIDHARANI NIRANJAN /TRS
Owner 2:	SHRIDHARANI REALTY TRUST
Owner 3:	

Street 1: 45 GRAND VIEW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: SHRIDHARANI NIRANJAN N-ETAL -

Owner 2: SHRIDHARANI AMUPAMA N -

Street 1: 45 GRANDVIEW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,827 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Vinyl Exterior and 2174 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5827		Sq. Ft.	Site		0	80.	1.02	9									475,847						475,800	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										99379
										GIS Ref
										GIS Ref
										Insp Date
										06/08/18

**PREVIOUS ASSESSMENT**

Parcel ID 150.0-0005-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	405,300	0	5,827.	475,800	881,100	881,100	Year End Roll	12/18/2019
2019	101	FV	293,600	0	5,827.	446,100	739,700	739,700	Year End Roll	1/3/2019
2018	101	FV	293,600	0	5,827.	368,800	662,400	662,400	Year End Roll	12/20/2017
2017	101	FV	293,600	0	5,827.	339,000	632,600	632,600	Year End Roll	1/3/2017
2016	101	FV	293,600	0	5,827.	309,300	602,900	602,900	Year End	1/4/2016
2015	101	FV	281,700	0	5,827.	303,400	585,100	585,100	Year End Roll	12/11/2014
2014	101	FV	281,700	0	5,827.	281,900	563,600	563,600	Year End Roll	12/16/2013
2013	101	FV	281,700	0	5,827.	268,300	550,000	550,000		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHRIDHARANI NIR	32960-583		5/31/2001	Family		1	No	No	
	14357-347		7/1/1981		88,500	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/27/2019	965	New Wind	6,292 C						6/8/2018	Inspected	CC	Chris C											
									6/7/2018	Inspected	CC	Chris C											
									5/3/2018	MEAS&NOTICE	BS	Barbara S											
									1/15/2009	Measured	336	PATRIOT											
									12/9/2008	Info At Door	189	PATRIOT											
									1/5/2000	Inspected	263	PATRIOT											
									11/30/1999	Mailer Sent													
									11/23/1999	Entry Denied	268	PATRIOT											
									7/24/1993		RV												

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	SHOWER STALL. OF = SINK IN BMT.																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																		
			%	1/2 Bath:	Rating:	A HBth:	Rating:																		
				OthrFix: 1	Rating: Average																				
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																	
Grade: C+ - Average (+)	Year Blt: 1933	Eff Yr Blt:		Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1																	
Alt LUC:		Alt %:		Fpl: 1	Rating: Average	WSFlue: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Jurisdct:		Fact: .		<b>CONDOS INFORMATION</b>				Other																	
Const Mod:								Upper																	
Lump Sum Adj:								Lvl 2																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Lvl 1																	
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Functional:	%	Totals	RMS: 7	BRs: 3	Baths: 1	HB													
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	50 %	Economic:	%	Special:	%																		
Bsmnt Flr: 12 - Concrete	Subfloor:			Override:	%																				
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical																							
Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam																							
# Heat Sys: 1	% Heated: 100	% AC:																							
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:																						
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		<b>PARCEL ID</b> 150.0-0005-0009.A				<b>IMAGE</b>							
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:													Total Special Features:					Total:						